

PLANNING COMMISSION REPORT



MEETING DATE: September 14, 2005 ITEM No. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **Artesia - 1-GP-2005 & 2-ZN-2005**

REQUEST The applicant is requesting that the City:

- 1) Amend the General Plan Designation from Resort/Tourism to Neighborhood Commercial along Scottsdale Rd. and Urban Neighborhoods on the interior of the site.
- 2) Rezone from Resort/Townhouse Residential, Planned Community District (R-4R PCD), Central Business District (C-2) and Open Space, Planned Community District (O-S PCD) to Neighborhood Commercial, Planned Community District (C-1 PCD) and Multiple Family Residential, Planned Community District (R-5 PCD) on a 44+/- acre parcel located at 7171 N Scottsdale Road.

Key Items for Consideration:

- Change in Character/Nature of Resort Corridor
- Density and height of proposed project
- Site plan and transportation issues

Related Policies, References:

- General Plan

OWNER Starpointe Indian Bend Ventures LP
480-609-6779

APPLICANT CONTACT John Berry
Berry & Damore, LLC
48-385-2727

LOCATION 7171 N Scottsdale Rd

BACKGROUND

General Plan.

The General Plan Land Use Element designates the property as Resort/Tourism. This category includes resort/tourism types of land uses, and sets forth goals and policies to help Scottsdale maintain its place as the premier local and regional resort destination. "This category is designed for hotel and a variety of resorts. They can be freestanding, or part of a master-planned development. Hotels or resorts often include some ancillary retail, cultural and recreational uses." (General Plan, Land Use Element, page 71) Generally speaking, the Resort Tourism designation is located along Scottsdale Road in this portion of the City, and in North Scottsdale, where existing resort facilities are located.



APPLICANT'S
PROPOSAL

Zoning.

The site is zoned R-4R/PCD. The R-4R/PCD zoning district(s) allow for a myriad of uses, primarily based around the resort/tourism industry. These would include hotel/resort, ancillary commercial, and lower density housing. There is no requirement that residential housing has to be built in conjunction with a resort/hotel, but the allowable density is substantially less than the R-4 or R-5 designation.

Context.

The subject parcels are located along Scottsdale Road, in the portion of the City generally referred to as Resort Row, and specifically located in the area of the City designated as the Resort Corridor. The surrounding properties are zoned a mixture of R-4R and commercial designations.

Goal/Purpose of Request.

The applicant is proposing to demolish the existing, 318 room hotel, and replace it with approximately 480 condominium units and approximately 22,000 square feet of commercial retail space. In order for this to be accomplished, a general plan amendment, zone change, and development agreement amendment are necessary.

Key Issues.

1. **Change of character in the Resort Corridor**
2. **Density & height of proposed project**
3. **Site plan and transportation issues**

Development information.

- *Existing Use:* 318 room resort hotel w/ ancillary commercial land uses & spa facility
- *Parcel Size:* 4 parcels totaling +/- 44 Acres
- *Building Height Allowed:* 36 Feet
- *Building Height Proposed:* 50 Feet (Would be accomplished through amended development standard)

Residential

- *Existing Allowable Density:* 231 Units (In existing R4-4 zoned parcels) – 7.5 Units per acre (30.5 Acres)
- *Proposed Density:* 480 Units (39 Acres – all rezoned to R-5) – 12.3 Units per acre

Commercial

- *Sq. Ft. Allowed (Existing C-2):* 93,153 Square Feet
- *Sq. Ft. Allowed (Proposed C-1):* 177,000 Square Feet
- *Commercial Sq. Ft. Proposed:* 22,040 Square Feet (All C-1)

IMPACT ANALYSIS

GENERAL PLAN ANALYSIS.

The proposed change in the General Plan has impacts for several of the elements, most notably the Land Use Element. This portion of the report will discuss each element of the General Plan impacted by the proposed application.

Land Use Element:

The Land Use Element of the City's General Plan says:

“Scottsdale is the major resort center of the metropolitan area. Although not all local major resorts are located in the City, Scottsdale contains the core of specialty shopping, art galleries, and recreational facilities, and many of the cultural and sporting events that attract and sustain the local tourism industry. Preserving the quality of the City's visual environment is an important component of maintaining this industry.”

Further, the Land Use Element defines the following as “values” in land use planning in the City:

- Land uses should respect the natural and man-made environment.
- Land uses should provide for an unsurpassed quality of life for both its citizens and visitors.
- Land uses should contribute to the unique identity of Scottsdale.
- Land uses should contribute to the building of community and cohesiveness.
- Land uses should work in concert with transportation systems in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment.
- Land uses should be balanced in order to allow for the community to provide adequate live, work, and play opportunities.
- Land uses should provide opportunities for the design of uses to fit and respect the character, scale, and quality of uses that exist in the community.

Land Use Designations:**Resort / Tourism (Existing):**

“This category is designed for hotels and a variety of resorts. They can be freestanding or part of a resort community or masterplanned development. Resort locations capitalize on good transportation, the physical amenities or the area, and recreational or shopping opportunities. Hotels or resorts often include some ancillary retail, cultural and recreational uses. In some areas of the community lower density housing may be required to preserve desert character and environmental features, or it may be necessary due to land slopes or other physical constraints of the specific area. Medium density residential uses with a resort character and lifestyle may be integrated into resort uses and may share resort amenities. Resort uses often are places next to open spaces as a key amenity.”

Urban Neighborhoods (Proposed):

“This category includes areas of multi-family dwellings/apartments. Densities in Urban Neighborhoods are usually more than eight dwellings per acre. These high-density uses are generally located near retail centers, offices, or other compatible non-residential areas. Care must be taken to minimize impacts on other residential areas and to provide adequate circulation and to provide transportation choices (e.g. pedestrian, bicycle, transit, etc.) is a key consideration for urban neighborhoods. Areas containing high-density residential development should have minimal environmental constraints.”

Land Use Element

In that context, staff has analyzed the following goals of the Land Use Element in light of the proposed change from Resort/Tourism to Urban Neighborhoods (***General Plan Land Use Element Policy in Bold Italics Font, with staff analysis following***):

Recognize Scottsdale’s role as a major regional economic and cultural center, featuring business, tourism, and cultural activities.

Staff Analysis:

The predominance of resort and tourism type land uses in this portion of the City has defined the Resort Corridor for many years, and has shaped the City’s image as a resort destination. While several resorts have opened to the northeast of the Resort Corridor (i.e., Princess, Four Seasons, etc.), the Resort Corridor remains an identifiable location destination point for visitors to the area. This impacts the City’s ability to retain its image as a regional tourist destination.

Maintain a balance of land uses that support a high quality of life, a diverse mixture of housing and leisure opportunities and the economic base needed to secure resources to support the community

Staff Analysis:

With the major influx of residential condominium housing units in the Downtown area, and the continued expansion of suburban housing into the Sonoran desert to the north & northeast portions of the City, the City must contemplate the potential for over saturation of the housing market, and in particular weigh the potential for the loss of a prime situated 44 acre hotel/resort site in favor of 480 additional condominium units added to the housing stock of the City. In addition, there may be spillover effects on other, older, resort sites similarly situated in the resort corridor.

Develop land use patterns that are compatible with and support a variety of mobility opportunities/choices and service provisions.

Staff Analysis:

The proposed land use, as a higher density residential project, would be

symbiotic with multi-modal transportation options along the City's namesake arterial and signature roadway. Generally, higher density residential projects should be sited near multiple choices for transportation modes.

Character and Design Element

The Character and Design Element of the General Plan defines the general location of the subject property as being contained within the "Resort Corridor." This area is defined as follows:

"The Resort Corridor consists of concentrations of major resort facilities along Scottsdale Road near Downtown. A variety of tourist accommodations, quality office, specialty retail, and compatible high amenity residential neighborhoods are all components."

In that context, staff has analyzed the following goals of the Character and Design Element in light of the proposed change from Tourism to Urban Neighborhoods (***General Plan Character & Design Element Policy in Bold Italics Font, with staff analysis following***):

Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

Staff Analysis:

The Character and Design Element further refines this concept by saying "Character Areas are sets of neighborhoods that share the same overall character type and often have other unifying elements that distinguish the area." In this case, the applicant is proposing to change the primary land use on a 44 acre parcel from a resort tourism land use to a primarily residential land use.

Historically, the resorts have been a significant component of the land use vision for Scottsdale Road. There is some concern that if a trend of converting resort/tourism uses to residential uses (ie, the Sunspree resort etc.), there may be other conversions of existing resorts in the future; the combination of which may erode the integrity of the resort corridor.

Ideally, revitalization of the resort properties (Those in need of improvements) would include remodeling or updating the existing facilities. The General Plan allows "some" development of residential in the resort designation, and the applicant could develop medium density townhomes without amending the General Plan (8-12 units to the acre; but the existing R4-R zoning allows 7.5 du/acre). The proposed General Plan amendment would allow higher densities than could currently be achieved.

Encourage "Streetscapes" for major roadways that promote the city's visual quality and character, and blend into the character of the surrounding area.

Staff Analysis:

The project, if built in the proposed manner, will clearly have a streetscape which would be compatible with the surrounding built environment. The Development Review Board process would require landscape treatments, decorative paving, and architectural treatments that would be symbiotic with existing development.

Housing Element

The City sets forth the following “Values” for the provision of Housing:

- Housing and neighborhoods in a sustainable community.
- A community that contains a broad diversity of owner occupied and rental housing types.
- A community in which residents can live, work, and play in close proximity and where neighborhoods have easy connections with other neighborhoods and surrounding amenities.
- Citizen involvement in the preservation and revitalization of Scottsdale neighborhoods.
- Preservation and development of high quality, safe, and affordable housing to serve the people who live and work here.
- Housing that is energy efficient, environmentally sensitive, and that blends with the City’s natural surroundings.
- “Life Cycle housing opportunities for people to be able to live in Scottsdale throughout their lives.
- Participation in regional efforts addressing the region’s housing needs.

In that context, staff has analyzed the following goals of the Housing Element in light of the proposed change from Tourism to Urban Neighborhoods (***General Plan Housing Element Policy in Bold Italics Font, with staff analysis following***):

Seek a variety of housing options that blend with the character of the surrounding community

Staff Analysis:

The trend toward condominium construction has served to increase the type of housing options which previously were not present. As land values continue to rise, there will be increased pressure to accommodate the need for higher density projects in the urban core. The location of a higher density residential project along Scottsdale Road (Or any major arterial) is the most appropriate location. If residential is determined to be the most appropriate land use for this site, a high density residential product is the best option to blend into the urban fabric of Scottsdale Road.

Encourage housing development that provides for “live, work, and play” relationships as a way to reduce traffic congestion, encourage economic expansion and increase overall quality of life for our residents.

Staff Analysis:

The higher density housing product typically found in an Urban Neighborhoods designation “generally” encourages this type of relationship. The proposed location along Scottsdale Road, a major transportation corridor, encourages multi-modal transportation options including busses, bicycles, and walking to various employment centers. While this is not a “Mixed Use” proposal, the subject site is comparatively close to adjacent employment centers to fulfill the intent of this provision.

Encourage the increased availability and integration of a variety of housing that supports flexibility, mobility, independent living, and services for all age groups and those with special needs.

Staff Analysis:

The principal issues contained in this goal of the Housing Element relate to encouraging the creation of non-urban sprawl housing opportunities and provide a range of housing product types. The proposed location along Scottsdale Road, a major transportation corridor, encourages multi-modal transportation options including busses, bicycles, and walking to various employment centers. The proposed housing type is appropriate at this location as it allows potential residents a choice to live in an urban setting along a major arterial roadway with close access to amenities in both the Downtown area, and the Resort Corridor. Further, being close to multi-modal transportation choices allows for flexibility and independent living options which might not be available at a more suburban site.

Economic Vitality Element

The Economic Vitality Element of the General Plan discusses that “the importance of a healthy, vibrant economy to Scottsdale’s lifestyle and identity can not be overemphasized”. To that end the Economic Vitality Element of the General Plan sets forth policies which establish and continue trends in making Scottsdale an attractive place to conduct business; a key tenet of which is the resort / tourism business. Goal #1 of the Economic Vitality Element says:

Sustain and strengthen Scottsdale’s position as a premier international and national tourism destination and resort community.

Staff Analysis:

The economic concerns about the proposed project and the potential loss of existing hotel rooms fall into a number of areas. First, tourism is one of the most important industries in Scottsdale -- employing about 15% of the workforce, accounting for about 20% of total City sales tax revenues, and responsible for about \$2.6 billion in total economic activity in the community. The loss of one hotel property may not necessarily create a major impact on the trend for converting older resort properties to residential uses, but could cause concern if the trend continues in the future. The City is seeing significant new hotel development activity (i.e. the W Hotel, Valley Ho, Ritz-Carlton, etc.) in the general vicinity.

There are concerns that the loss of this hotel could create a fiscal problem for the City in terms of lost sales and bed tax. The proposed project, even though it is primarily residential, is dense enough such that the City will receive a revenue stream from it comparable to what the resort was providing; i.e. no net change. Additionally, the new capital investment in this area will send a positive message, and may stimulate additional revitalization in this area.

Cost of Development Element

The Cost of Development Element begins with “The City of Scottsdale has long held the philosophy that new development should “pay for itself” and not burden existing residents and property owners with the provision of infrastructure and public services and facilities.”

Staff Analysis:

The applicant has indicated every desire to pay for all related infrastructure improvements, as necessary, to build the proposed project.

Applicant Submitted Warnick Report Analysis:

The applicant submitted an economic analysis of the proposed project, dated July 8, 2005, from the Warnick Company. This analysis identified several issues and concluded that most properties in a similar situation are redeveloping into hybrid properties containing resort/retail/residential mixed use type products due to market demands. This option was suggested by staff (i.e., a boutique hotel fronting Scottsdale Road to maintain the resort ambiance, with a residential product to the east) but the applicant is not interested in such a product. The Warnick Report found as follows:

(Paraphrased; the complete report is attached as Attachment 11):

- The existing hotel (Radisson) was positioned in the lower quartile of the hospitality market,
- The existing hotel was in below average condition when it closed,
- The existing hotel was not in a market position to a demand generator on its own,
- The existing hotel was a relatively small portion of the overall Scottsdale lodging market,
- A significant number of the hotels in the Scottsdale lodging market have completed, or are in the process of completing renovation and expansion projects,
- Properties which are not renovated or expanded will lose market share,
- Lower performance of older properties will generally drive down the occupancies of the overall market,
- Success breeds success, and the elimination of lower end hotels will strengthen the high end market share in this area,
- Scottsdale is poised for continued growth in the foreseeable future, and
- High end residential at the subject site will create a new affluent residential base in the heart of the resort corridor.

The report goes on to say the following:

“In lieu of renovation, and realizing that they cannot compete, the ownership of the resort properties in the Scottsdale Lodging Market, similar in age and condition to the subject property, have opted to close their respective resorts, and redevelop mixed use concepts, including residential, retail, and a repositioned upscale / luxury boutique hotel component.” (Page 4)

Staff Analysis:

The report indicates several things which seem intuitive. The Resort Corridor and parcels in relative proximity to the Resort Corridor are a highly sought after location in the hospitality market, as evidenced by the major renovation or construction of the Ritz Carlton and La Posada resort sites in Paradise Valley, and several smaller boutique hotels which are being constructed. The report also concludes that older resort properties must either reinvent themselves, or will continue to lose market share.

The report concludes that resort and hotel concepts are viable in these types of locations, and that “most” properties in a similar condition are redeveloping into high-end boutique hotels with ancillary high-end retail and residential components.

General Plan Amendment Conclusions:

The General Plan Amendment request for a change from Resort/Tourism to Urban Neighborhoods may change the character and feel of the area, and if the trend continues, the City should carefully consider the potential loss of character in this area. Staff has analyzed this matter in terms of a “compelling” reason to “change” the plan, and finds that there are both several positive impacts to the City’s Land Use plan and a few potential negative impacts. Overall, the project will provide reinvestment in the area, and will generally be beneficial. Staff therefore supports this application.

ZONING ANALYSIS.

The applicant has applied for an R-5 designation on 39 acres of the site, with just over 5 acres of C-1 zoning, all of which will front Scottsdale Road. The request would rezone the bulk of the site, including approximately 11 acres of Open Space (O-S) zoned land in the Indian Bend Wash to R-5. The applicant has also proposed to immediately dedicate the rezoned Open Space land as permanent open space.

Amended Development Standards:

The applicant has proposed to amend the development standards to allow 50 feet in overall height on the site. The R-5 zoning district allows 36 feet as a maximum height for the district.

Staff Analysis:

If the General Plan designation is changed and the R-5 zoning designation approved, the 50 foot maximum height would be appropriate for the area, with the site plan currently proposed. The 50 foot tall buildings are located in the

middle of the site, a substantial distance from either Scottsdale Road or the Indian Bend Wash. Several similar projects in the R-5 zone throughout the City have amended their development standards to allow some additional height.

Conformance to the Site Plan:

The applicant has proposed to stipulate approval of the proposed site plan as a portion of their rezone request.

Staff Analysis:

If the General Plan designation is changed and the R-5 zoning designation approved, the site plan is appropriate on the site. The commercial buildings fronting Scottsdale Road will be approved through the Development Review Board to guarantee compatibility with the surrounding built environment. The residential structures appear to be well sited on the parcel.

Amendment to the Development Agreement:

The applicant has proposed to amend an existing Development Agreement which runs with the land on the subject property. The Development Agreement was put into place originally in 1998 to restrict the land uses for a portion of the site to hotel, ancillary commercial, and conference facility type land uses. In 2001, a different Development Agreement was adopted which allowed residential land uses on the portion of land which is now the Traviata Condominium project. The remainder parcel of land (Still on the Radisson site) is bound by the original 1998 Development Agreement and limited to the non-residential land uses listed above. In order for a residential only project to be approved, an amendment to that agreement between the City and the landowner would need to be processed.

Staff Analysis:

If the General Plan designation is changed and the R-5 zoning designation approved, the amendment is appropriate. Staff is working with the City Attorney's office to make sure the language is finished for the City Council to review during their hearing.

Impact Analysis

Traffic.

The approval of the rezoning request Resort Residential (R-4R) and Central Business District (C-2 PCD) to Multiple Family Residential District (R-5 PCD) and Neighborhood Commercial District (C-1 PCD) will result in an estimated 3,788 daily trips, with 269 trips generated during the a.m. peak hour and 324 trips generated during the p.m. peak hour.

Capacity calculations indicate that the signalized intersection of Scottsdale Road and Indian Bend Road will deteriorate from acceptable levels of service to poor levels of service in 2006 and 2010 with the addition of background traffic growth and site generated traffic. The analysis includes traffic expected to be generated by the development of the property on the southwest corner of the intersection.

The main site driveway on Scottsdale Road, which aligns with Hummingbird Lane in Paradise Valley, will operate with poor levels of service for the stop controlled side streets. This is typical for unsignalized intersections on arterial streets during the peak hours. The addition of the site-generated traffic will only increase this delay. Drivers may choose alternative access routes during peak traffic periods to avoid this delay. One option for this site would be to utilize the traffic signal at the Seville driveway; however, the layout of this driveway is not designed to accommodate a large queue of vehicles.

The additional site generated traffic will result in the main site driveway intersection meeting one or more of the warrants for installation of a traffic signal. The intersection level of service improves to acceptable levels with the installation of a traffic signal; however, the resulting traffic signal spacing on this section of Scottsdale Road would be less than the preferred half-mile spacing (approximately one-eighth mile between the Indian Bend Road, Seville driveway, and main site driveway/Hummingbird Lane signals). The alternative (If the project is approved), however, is that there would be 480 new condominium units, with 22, 000 square feet of commercial development, without the ability to turn southbound at a signalized intersection. During peak times, this would create potential traffic concerns with motorists crossing Scottsdale Road across the unsignalized intersection. The Traffic Impact Mitigation Analysis (TIMA) indicates that a signal may be warranted, saying “It is recommended that the traffic signal warrant analysis be re-examined once the Artesia development is constructed to determine the actual need for a traffic signal.” Staff has added a stipulation requiring the developer to pay for the construction of this signal if it is warranted. Additionally, the Traffic Impact Analysis indicates that a right turn deceleration lane for northbound traffic into the site is warranted, and has stipulated this improvement accordingly.

Parking.

Parking for R-5 projects are based on bedroom counts, and so the actual numbers may fluctuate. Staff has prepared a preliminary analysis to make sure that the proposed project will have enough flexibility to meet their required parking. With the current submittal, 1069 spaces are required, and 1283 are provided.

Water/Sewer.

Any change in zoning requires an analysis of infrastructure needs for the project. The City generally deals with the basis of design documents at the Development Review Board phase of the project entitlement. As such, staff has analyzed the proposal and generally finds that the project would have adequate water and sewer to meet the needs of the project, subject to further study and design.

Police/Fire.

The project will be designed to accommodate all fire code regulations and necessary access for all safety personnel. Generally speaking, the project complies with these requirements, and will be refined with the Development Review Board application.

Schools District comments/review.

The Scottsdale Unified School District has been notified of this application.

Policy implications.

Should the General Plan designation be changed from Resort / Tourism to Urban Neighborhoods, an R-5 zoning designation is an appropriate zoning classification in the Urban Neighborhoods designation. R-5 projects are generally high density and located near major arterials providing multiple modes of transportation. Other than the site plan (Which is proposed to be stipulated to as a function of this application) the remainder of the development standards and architectural issues would be reviewed by the Development Review Board at a later date.

Community Involvement.

The applicant conducted a public outreach effort and held an open house meeting. The submitted materials are provided for the Commission's review as Attachment 8 to this staff report. The applicant has relayed that the open house meeting was positive with good feedback. Staff has received phone calls, both in favor, and against the proposed application. All written materials received are provided in Attachment 8.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval of the proposed application, subject to the attached stipulations attached as Attachment 5 to this staff report.

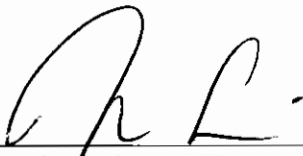
RESPONSIBLE
DEPT(S)

Planning and Development Services Department
Current Planning Services

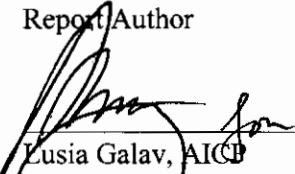
STAFF CONTACT(S)

Mac Cummins, AICP
Senior Planner
480-312-7059
E-mail: mcummins@scottsdaleaz.gov

APPROVED BY



Mac Cummins, AICP,
Senior Planner
Report Author



Lusía Galav, AICP
Current Planning Director

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Existing Land Use Map
- 3A. Proposed Land Use Map
4. Zoning Map
5. Stipulations
6. Additional Information
7. Traffic Impact Summary
8. Citizen Involvement
9. City Notification Map
10. Site Plan
11. Warnick & Compay Report, dated July 8, 2005

INTRODUCTION

This narrative description provides the analysis necessary to demonstrate compatibility and compliance with the guiding principles of the City of Scottsdale's General Plan necessary to process a minor amendment to the General Plan from Tourist Accommodations and Resorts to Urban Neighborhood on approximately 44 acres of real property located at 7171 N. Scottsdale Road (the "Property"). Finally, this narrative includes a discussion regarding the companion zoning case filed in conjunction with the minor general plan amendment, a request to rezone the Property from R-4R PCD and C-2 to C-1 PCD and R-5 PCD.

The Property, bounded by the McCormick Ranch golf course to the east, the Traviata condominiums and Scottsdale Seville shopping center to the south, the Plaza Resort to the west and the Scottsdale Center commercial offices to the north, is currently developed with a Radisson Resort and a spa use.

The Property is within the McCormick Ranch PCD, the Resort Corridor Character Area and the McCormick Ranch Character Area. Each of these Character Areas provides a brief overview of the study area and a discussion of the Character Features and Elements pertinent to each. This narrative provides additional analysis demonstrating compatibility with each of these planning sub-areas and the General Plan.

This General Plan analysis is divided into six (6) sections and addresses, in terms of land use, how the proposed Artesia development will exist in harmony with the City's Guiding Principles of:

- A) Value Scottsdale's Unique Character and Lifestyle
- B) Support Economic Vitality
- C) Enhance Neighborhoods
- D) Open Space
- E) Seek Sustainability
- F) Advance Transportation

Additionally an analysis is provided of the proposed mix, location and intensity of land uses demonstrating that the proposed development is consistent with the Urban Neighborhoods land use designation and both the C-1 zoning district and R-5 zoning district with amended development standards.

GUIDING PRINCIPLES

A. Value Scottsdale's Unique Character and Lifestyle

i. Character and Lifestyle

This guiding principal dictates, from its' vision statement, that Scottsdale promote quality development and redevelopment above the norm in terms of aesthetic composition and sustainable durability. Further, a balance is to be struck that respects natural desert settings and historically significant structures and neighborhoods.

The Property, according to the General Plan, is described as being part of an Urban Character Type or Urban District, which contains higher density residential, non-residential and mixed use neighborhoods. The General Plan specifically identifies The Resort Corridor (within which the Property is located) as consisting of concentrations of a variety of high-amenity residential, specialty retail, quality office and recreational uses. Tourist accommodations are also a component of an Urban District. The proposed development plan is complimentary to the defined uses within the Urban District.

Goals and Approaches

1. Determine the appropriateness of all development in terms of community goals, surrounding area character, and the specific context of the surrounding neighborhood.

The existing Radisson Resort was developed in the mid 1970's and consists of 318 rooms and amenities to include tennis, swimming and a 20,000 square foot spa that is open to the public.

Clearly the surrounding area supports the proposed development plan by complimenting the existing medium density residential base in the area, providing self-contained and integrated (on-site) neighborhood retail amenities for the Artesia residents and offering live/work space within the project.

Interestingly, the Urban Neighborhoods land use designation includes most of the same land uses and land use relationships as the Resort Corridor Urban District demonstrating that the proposed development plan is as appropriate as the resort use even under the Resort and Tourism General Plan designation.

The Property is neither historically significant nor distinguished as a Sonoran desert land form and accordingly the proposed development plan satisfies the first Goal and Approach enumerated in valuing Scottsdale's unique character and lifestyle.

2. Review the design of all development proposals to foster quality design that enhances Scottsdale as a unique southwestern desert community,

The second Goal and Approach to preserve Scottsdale's unique character and lifestyle refers primarily to the design review element required by the City for commercial development. For the purposes of this minor general plan amendment, it is implied that the project will be reviewed by City staff and the Development Review Board.

The myriad Character District and Character Area maps within the General Plan identify the property as both suburban and resort corridor. The General Plan designates the Property as a Suburban Character Area defined as containing medium density residential that includes a variety of commercial and employment centers. The proposed development plan conforms to the stated Character Area within the General Plan.

3. Identify Scottsdale's historic, archeological and cultural resources, promote an awareness of them for future generations, and support their preservation and conservation.

The third goal is to identify and preserve historic, cultural and archeological resources. The existing condition of the Property does not include these important elements and therefore, any change in the land use designation of the Property is not in conflict with this goal.

4. Encourage “streetscapes” for major roadways that promote the city’s visual quality and character, and blend into the character of the surrounding area.

The fourth goal is to encourage streetscapes that promote the City’s visual quality/character and blend into the surrounding area. The property is designated as Suburban on the Streetscape Map and recognizes substantial traffic flows to be mitigated by a separation of vehicles and pedestrians.

Given the location of the Property and the surrounding streetscape, which includes significant commercial land uses fronting Scottsdale Road, separated by landscaped set-backs and parking, the proposed development plan meets this goal. Additionally, the mixed-use, live, work, play concept inherent in the development plan supports the streetscape and circulation goals defined in the General Plan by providing a separation of pedestrians from traffic flow and concentrating live/work/play activities on site, both objectives of the Suburban Character Area as defined by the General Plan.

5. Build upon the significant role the arts have played in shaping our community’s image and lifestyle by maximizing the potential of public art to enrich the daily lives of the people who live or visit Scottsdale.

The sensitive site planning and building architecture celebrates the goal expressed above. Additionally, public art will be incorporated into the development.

6. Recognize the visual significance that landscaping has upon the character of the community and maintain standards that result in the substantial, mature landscaping the reinforces the city.

Through the design review phase, the development plan will comply with this goal and the built environment will reflect a quality greater than or equal to the surrounding existing built environment.

7. Encourage sensitive outdoor lighting that reflects the needs and character of different parts of the city.

The proposed development plan will comply with this goal.

In summary, the Property, located within the Resort Corridor and identified by the General Plan as an Urban District will continue to value Scottsdale's unique character and lifestyle if re-designated from Resort/Tourist to Urban Neighborhoods and developed with the uses and intensities/densities proposed.

ii. Land Use

The second element of the Character and Lifestyle guiding principle is Land Use. "Scottsdale is first and foremost a residential community..." claims the vision statement of the land use section of the General Plan. Visual, aesthetic, social and economic factors should compliment one another in considering land use designation changes. Given the similarities between the Resort/Tourist designation and Urban Neighborhoods designation in the Resort Corridor Urban District, many of the proposed land uses are supported by both designations, including retail.

Specifically, comparing the existing resort land use and the proposed mixed-use, residential, minor retail and live/work development plan, Scottsdale's Land Use Element identifies seven (7) values to determine if a proposed change in the land use will have a substantial impact upon the balances of land uses in the City as a whole.

- 1) Land uses should respect the natural and man-made environment.
- 2) Land uses should provide for an unsurpassed quality of life for both its citizens and visitors.
- 3) Land uses should contribute to the unique identity that is Scottsdale.
- 4) Land uses should contribute to the building of a community unity and cohesiveness.

- 5) Land uses should work in concert with the transportation systems in order to promote choice and reduce negative impacts upon the lifestyle of citizens and the quality of the environment.
- 6) Land uses should be balanced in order to allow for the community to provide adequate live, work and play opportunities.
- 7) Land uses should provide opportunities for the design of uses to fit and respect the character, scale and quality of uses that exist in the community.

1) The existing resort land use presumably has taken advantage of the existing O-S-PCD zoned parcel located immediately adjacent to the property and which supports an open space area adjacent to the McCormick Ranch Golf Course. This man made amenity otherwise preserves natural open space that will be maintained and will continue to offer residents of the city a meaningful open space experience.

2) While the existing resort may or may not provide unsurpassed quality of life experience for Scottsdale citizens and visitors, the proposed redevelopment of the site will clearly elevate the quality of the built environment on the 44 acre parcel while complimenting the existing land uses in the vicinity.

3) Clearly the proposed live-work units integrated into the site plan as a transitional land use between the minor retail and residential component of the site plan creates what is a unique mix of land uses not otherwise seen in this suburban core in the City. This mix of land uses to include medium density residential, live/work units and integrated neighborhood retail provides the opportunity for architectural quality and sensitivity to design that has contributed to Scottsdale's unique identity.

4) An analysis of land uses in both the immediate and larger vicinity suggests that owner occupied residential can be a superior land use element in building a community. The Scottsdale Seville office and retail development with approximately 100,000 square feet of specialty retail and restaurants and approximately 80,000 square feet of office at 36 feet in height immediately south of the Property, as

well as the Scottsdale Center, with approximately 250,000 square feet of office to the north of the Property, the opportunity exists for the integration of residential land uses and commercial land uses. Additionally, with the existing resort located at the northwest corner of Scottsdale Road and Indian Bend Road, in the Town of Paradise Valley and, with the proposed resort forthcoming on the southwest corner of Scottsdale and Indian Bend Road, the resort corridor will be maintained and enhanced.

5&6) Clearly, the opportunity to live, work and play within the same area is a benefit to the City and relieves the transportation system of unnecessary trip generation. By locating housing stock in close proximity to commercial office, commercial retail and resort services, the opportunity for employees to travel to work by means other than an automobile is increased. Additionally, the ability for residents to shop and/or dine out without driving is further enhanced.

7) The character of this area appears to be in transition and a re-examination is appropriate relative to the character and quality of uses that exist in the community. In the 1970's when this area was zoned for resort development, it was largely rural in character and well outside of Scottsdale's downtown. This area is no longer rural in character and in fact is a suburban buffer between the more intense downtown uses and the less dense northern part of the City.

Most of the resort development in the City has since occurred in the north to take advantage of upper sonoran land forms. The type of hotel development that has occurred in Scottsdale in the last five years has been oriented to the new business traveler with a urban resort experience that is now found in downtown Scottsdale with the addition of the W Hotel, the Valley Ho and the James Hotel.

B. Support Economic Vitality.

Economic competitiveness and prosperity means supporting a quality of life that is distinctive among Valley communities. The competing needs of residents and businesses will be balanced so that neighborhoods are protected and enhanced while business districts are competitive and attractive.

The Vision Statement found in the Economic Vitality Section of the General Plan identifies the significance of four elements including tourism, retail, employment and revitalization. The conclusion section of the economic vitality section of the General Plan recognizes that the community must establish a balance and manage the complexities of the new economy. Scottsdale's land use planning must be agile enough to respond to the dynamic needs and the demands of a new economy. The intent of the economic vitality element of the General Plan is to encourage development that will sustain the community and that emphasizes compatibility, diversity, growth and flexibility.

The Goals and Approaches portion of the Economic Vitality Section of the General Plan begins by commenting on the importance of sustaining and strengthening Scottsdale's position as a tourism destination and resort community. Clearly it is incumbent upon the City to maintain the adequately designated land use stock to support resort and tourism facilities in the areas of the City that are appropriate and considered desirable by the market.

It is recognized that diversity and high quality is required in the lodging industry and that resorts should cater to specific markets or sub-markets. Specifically regarding the Property, the market has indicated that those elements identified in the General Plan to support tourism at this location are not being satisfied.

The goals and approaches outlined in the General Plan for economic vitality continue by mandating that a high level of diverse quality retail and entertainment activity should be encouraged. Development of retail opportunities, especially those that are unique to Scottsdale and compliment other mixed use opportunities should be supported.

A diversity of businesses that contribute to Scottsdale's tax base both in sales and property taxes are important to the City's economic vitality. While the City does enjoy transient taxes from the existing resort use on the Property, the proposed 480 dwelling units and 21,000 square feet of commercial retail space will replace the revenue loss from the resort use and corresponding transient taxes.

Economic vitality is further enhanced by supporting economic activities and employment opportunities that are compatible with Scottsdale's lifestyle. The proposed Artesia Project includes a unique component of work/live units that will support a major sector of the new economy that is technology based and allows a worker to both live and work in the same space. This cutting edge work force will clearly benefit from the close relationship of retail intended to support the Artesia community and the residential amenities associated with the community that include open space, pools, clubhouses and other activities all self contained in the same development.

Finally, the Economic Vitality section of the General Plan establishes that the long term economic well being of the City and its citizens is reinforced by redevelopment and revitalization efforts.

The existing resort land use on the Property, as a viable economic entity, is no longer the highest and best use of the Property and, as stated in the Goals of the General Plan, redevelopment of the Property is in the best interest of both the owner of the Property and the City. The proposed Development Plan would entirely revitalize the site and integrate both medium density residential, retail and live work space in a vibrant new mix to support the economic vitality of the City.

C. Enhance Neighborhoods.

Stability, long term attractiveness and economic integrity are qualities that are emblematic of Scottsdale's vision to preserve and protect neighborhoods.

The goals and approaches enumerated in the General Plan under Neighborhoods include 1) to enhance and protect diverse neighborhoods so that they are safe and well maintained; 2) use redevelopment and revitalization efforts to provide for the long term stability of Scottsdale's mature residential and commercial neighborhoods; 3) sustain the long term economic well being of the City and its citizens through redevelopment and neighborhood preservation and revitalization efforts; and 4) preserve and enhance the unique sense of neighborhood found in the diverse areas of Scottsdale through neighborhood conservation; and 5) promote and

encourage context new development in established areas of the community.

The Property, located within the McCormick Ranch PCD (which was created in 1971) has for the last 35 years has been a part of the evolution of the City of Scottsdale. Clearly the Property can be characterized as an element of a mature neighborhood with unique fringe relationships and a unique site for revitalization.

The introduction of new owner occupied residential units into the McCormick Ranch PCD helps to enhance and protect neighborhood diversity. Owner occupied housing at the level of quality that is proposed, is an important factor in sustaining and maintaining a high level of quality in the McCormick Ranch neighborhood.

This development plan also uniquely integrates local, neighborhood retail intended to serve the residents of the community.

Finally, context appropriate new development is supported in established areas of the community by the General Plan. The General Plan encourages new development in existing areas of Scottsdale. The General Plan promotes the use of existing infrastructure as an incentive to promote revitalization.

D. Open Space.

Scottsdale's General Plan recognizes the importance of respecting and managing its open space resources and recreational amenities in a manner that sustains and protects the natural environment. It further recognizes the balanced approach to planning recreational resources for the enjoyment of all of its citizens in developing a sustainable community.

While the Property is located in a more mature suburban area of the City, it is the beneficiary of being adjacent to a significant parcel of land zoned as open space pursuant to the McCormick Ranch PCD. This substantial open space is located between the existing McCormick Ranch Golf Course and the Property and provides an incredible open space amenity for recreation and integration of

appropriate land uses like the residential one proposed in the development plan.

The proposed development and sensitive site design satisfies the goals and approaches enumerated within the General Plan by providing the opportunity for residents in Artesia to participate in the comprehensive open space program which was developed to respond to the public and to deliver a high quality experience unique to the City. A great effort has been made in this part of the City through the Indian Bend Wash Project and the McCormick Ranch PCD to create an environment where residents can enjoy the open space amenities of the city.

Again, remembering that the number one goal in the City's Land Use Section of the General Plan is to be a residential community, the proposed development and land use represents an extension of this ideal and provides an integration of all of the General Plan elements related to open space and recreation.

As a revitalization project in the older part of the city, there are not as many viable opportunities for substantial open space or natural area dedications to be made in the City unlike in the north and in areas adjacent to the McDowell Mountains.

Clearly, with the City's efforts to acquire Preserve land in the northern part of the City resorts, new residents like the Four Seasons have made the choice to locate in the north. The General Plan as a guiding document with its myriad criteria, values, goals and approaches establishes an extensive test to determine the appropriateness of a land use and clearly in regards to each of the sections previously discussed herein, the Artesia project satisfies all of the standards.

E. Seeks Sustainability.

Sustainability is the byproduct of three elements identified in the General Plan. 1) cost of development, 2) growth areas, 3) public services and facilities.

As a redevelopment project on what is an infill parcel, the real economic cost of redevelopment on the site is nominal. In 1995 the City of Scottsdale hired Tischler & Associates to perform an economic and impact analysis for a projected 20 year growth period. This study concluded that growth and development of Scottsdale pays for itself via inspection fees, increased sales taxes, property taxes, high valuation of construction and development exactions. In this instance, new sales and property taxes are created as a result of the proposed development and, an appraisal of the property completed on April 22, 2004 indicates that the proposed Artesia Development is valued at \$37,200,000, which is \$5,100,000 higher than the current appraised value of the Radisson Resort.

Sustainability also refers to utilization of existing public and municipal resources. 480 new housing units in the north part of the City would potentially place an additional burden on police, fire, schools and physical infrastructure. By locating these 400 units in an existing mature established area, existing fire and police service are readily available to provide public safety and, if this area continues to mature and its average age of resident's increases, local schools have the capacity to absorb the student population anticipated within Artesia, thereby sustaining the school district.

Finally, growth areas and public services and facilities are discussed in the Sustainability Section of the General Plan and, as previously stated, as a revitalization project on an infill parcel, the cost of providing services are less than those costs that would be associated with a similar development in the northern part of the city.

F. Advance Transportation.

Advancing transportation is characterized by community mobility. The General Plan recognizes that there should be a diversity in mobility systems that match the character and lifestyle of the different areas in the community. The integration of live-work units and local retail will also reduce vehicle miles traveled.

GENERAL PLAN AMENDMENT CONCLUSION

The Property, even under its existing General Plan designation could be developed with residential land uses at approximately 8 dwelling units per acre and commercial retail uses. Given the evolution of the City in this area, the proposed development plan satisfies and may in fact exceed the goals of the General Plan as compared to the existing resort use.

Given the existing C-2 zoning districts surrounding the property, with the existing spa site (also zoned C-2) being fully internalized without street frontage, the proposed development plan better achieves the goals of the General Plan by integrating live/work/play space both internally and in the context of the adjoining land uses. Medium density residential (already developed on the south boundary of the site) supports the adjoining land uses better than the current resort use. And, with approximately five acres of the Artesia site being developed with commercial retail uses representing +/- 11 % of the overall site; Artesia reflects the General Plan goal of an Urban Neighborhood.

C-1 and R-5 REZONING & PCD AMENDMENT

While the land uses proposed within the development plan are permitted under the existing R-4R PCD and C-2 zoning on the Property, a modest increase in residential density and site planning necessitates rezoning the Property to R-5 PCD (Multiple-Family Residential District) and C-1 PCD (Neighborhood Commercial District) with a Planned Community District amendment.

The C-1 and R-5 zoning districts are permitted under the Urban Neighborhoods General Plan designation and establish the permitted uses and development standards necessary to implement the proposed development plan while ensuring that the development maintains the scale already well established in the area.

The portion of the Property to be rezoned to C-1 PCD is set back approximately 110 feet from Scottsdale Road and is separated from the adjacent retail and office development to the south

(Scottsdale Seville) by existing residential. This separation helps internalize the retail component, reduce massing along Scottsdale Road and re-enforce the overarching residential character of the development.

The C-1 zoned portion of the Property will be developed with commercial uses intended to support the Artesia community. Accordingly, no drive thru restaurants are permitted and many services are restricted to 2500 square feet of floor area. Additionally, where 177,724 square feet of gross floor area is allowed, 22,040 square feet or just 12% is proposed.

Four sided architecture will be utilized to integrate the commercial retail buildings into the larger residential development and to de-emphasize their relationship to Scottsdale Road. Vehicular parking is de-emphasized with pedestrian paths strongly tying the retail uses into the residential community. Development within the C-1 zoning district will meet or exceed all of the development standards established in the Zoning Ordinance.

The larger element of the rezoning applications is for the remaining +/- 33 acres to be rezoned from R-4R PCD to R-5 PCD with amended development standards. The PCD is intended to achieve land development patterns that maintain and enhance the physical, social and economic values of an area. Correspondingly, a combination of residential types, commercial and public uses are intended to be arranged using modern planning principles and development techniques. The PCD provides for amended development standards to be approved by the City Council where deemed appropriate and supportive of larger development and community goals.

Given the decline of the Property as a resort use and the inevitable redevelopment of the Property as residential, this rezoning request amends the maximum building height permitted in the R-5 district from 36 feet to 50 feet (including mechanical) in order to revitalize the Property without sacrificing the open, suburban character of McCormick Ranch. In consideration of the increased building height, increased open space and set backs are proposed. This transfer of building mass is mitigated by substantial landscaped

open space, the internalization of the taller building elements and an architectural pallet commensurate with the McCormick Ranch / Gainey Ranch communities.

In addition to substantially under-developing the commercial retail component of the project, the proposed residential density of 12.6 dwelling units per acres is nearly half of the maximum 23 dwelling units allowed by right. The R-5 zoning districts mandates that the residential portion of the project provide 364,969 square feet of open space. By transferring density vertically (thus the 50 foot maximum building height) 1,047,269 square feet, or 24 acres, of open space is being provided. Thus, nearly three times the required open space is being provided. Not only does this monumental open space “grant” justify the increased building height but further establishes the appropriateness of the Urban Neighborhood General Plan amendment.

Even in the absence of a substantial reduction in density and an overwhelming dedication of open space, the increased building height proposed on the Property makes sense when examined in the context of the surrounding built environment. First, the tallest elements of the Artesia development are oriented in the center of the Property with building heights transitioning downward toward the perimeter of the Property. At the edges, the Scottsdale Seville mixed use development has commercial office space fronting Indian Bend road at 36 feet in height. Additional office development in the area is also built at 30 feet plus mechanical equipment and permitted by right up to 36 feet.

REZONING & PCD AMENDMENT CONCLUSION

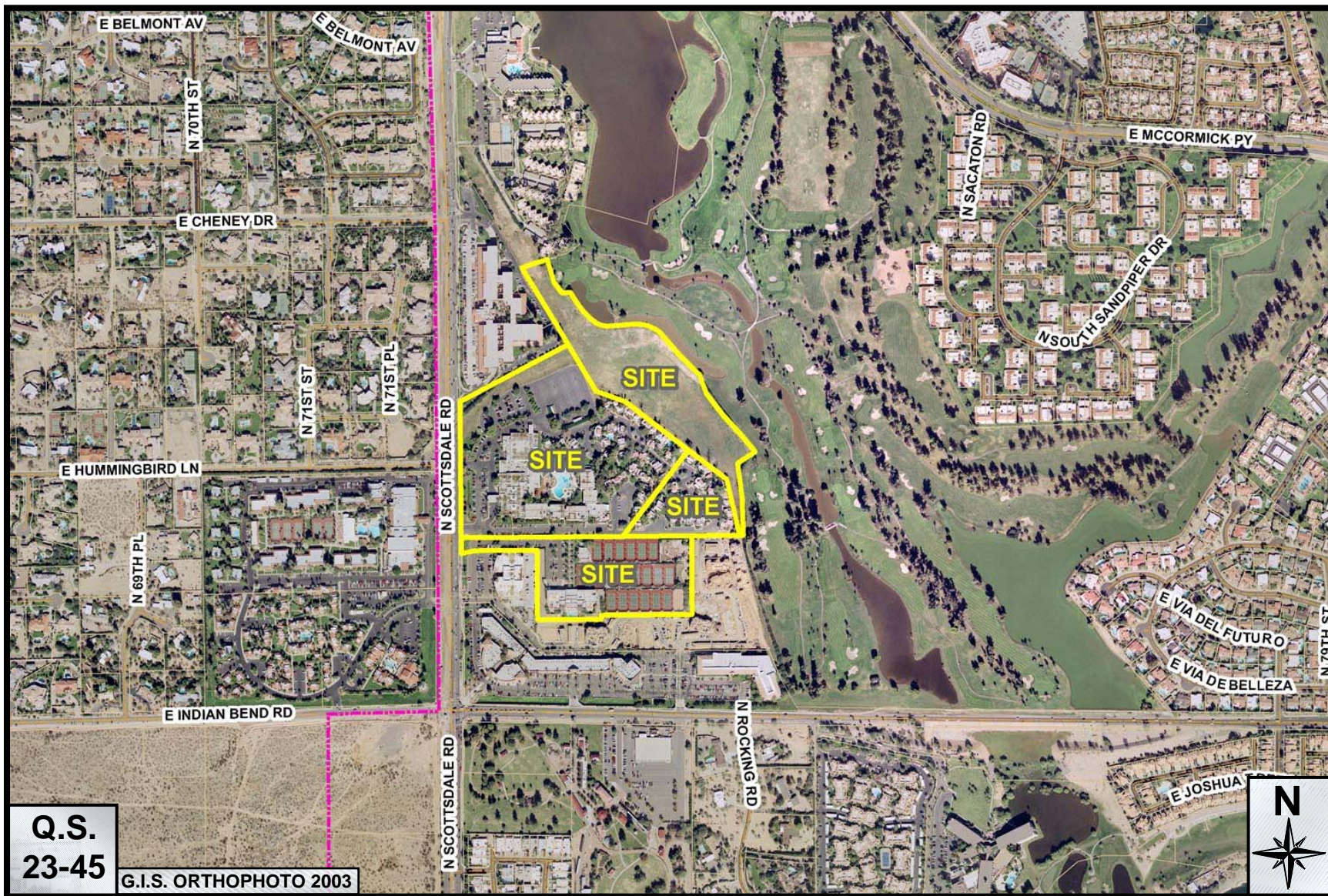
The rezoning of the Property will facilitate the development of 480 dwelling units and approximately 22,000 square feet of commercial retail space on +/- 44 acres. By right, under the current R-4R zoning, 331 dwelling units could be developed and an equal amount of commercial retail if integrated into a resort use.

The proposed rezoning will provide building set backs of up to 96 feet where zero (0) would be required in the R-5 zoning district and up to 220 feet in the C-1 zoning district, again, where zero (0) is

required. An amendment to the R-5 development standards for building height is proposed to allow vertical density and to preserve substantial, additional meaningful open space. In consideration of 14 additional feet of building height (including mechanical), 1,047,269 square feet, or 24 acres, of open space will be provided – three times the required amount.

Given the principles and goals of the Planned Communities District, the current built environment, the proposed development plan, the evolution of Scottsdale in the vicinity of the Property and the stated goals of the General Plan, this request not only complies with the underlying planning principles but in fact exceeds them when compared to the existing resort use.

Additionally, the myriad market forces that undermine the continued success of the resort use demand that the Property be redeveloped in some way. This request balances the needs of the city and the community with superior architecture, amenities, three times the required open space, and land uses.



Artesia

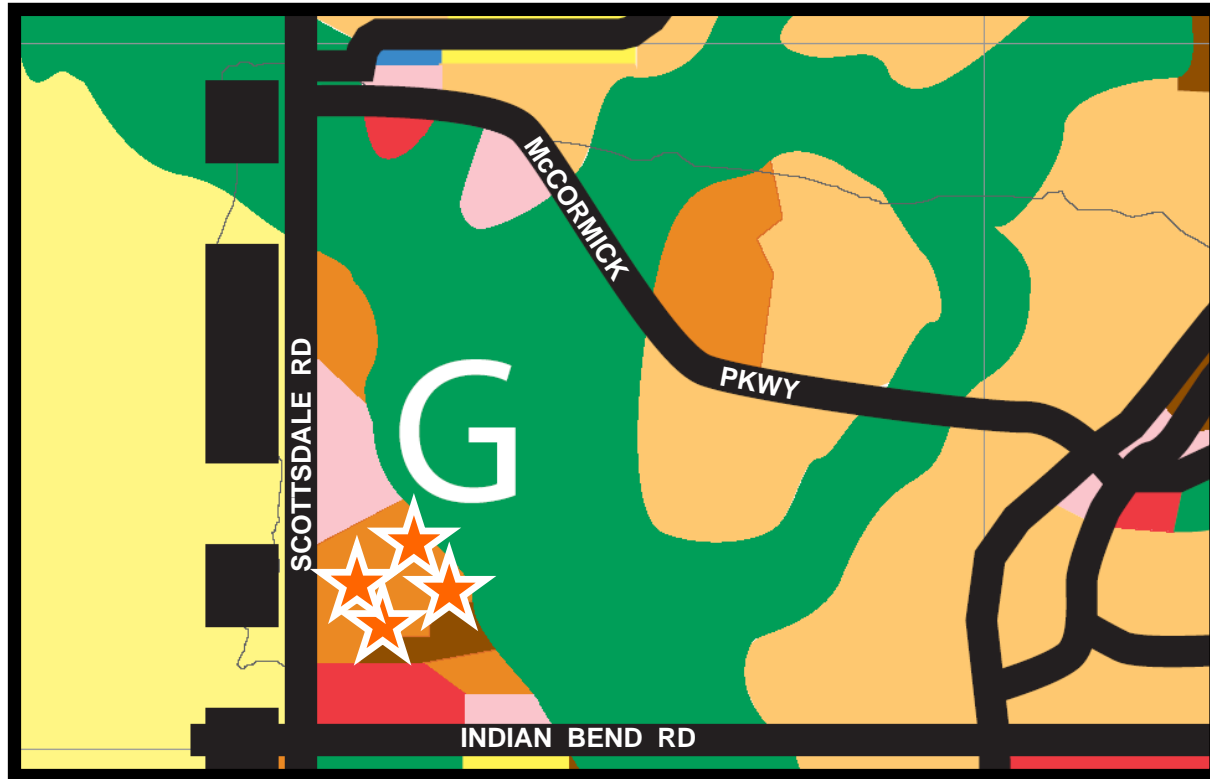


Artesia

1-GP-2005 / 2-ZN-2005

ATTACHMENT #2A

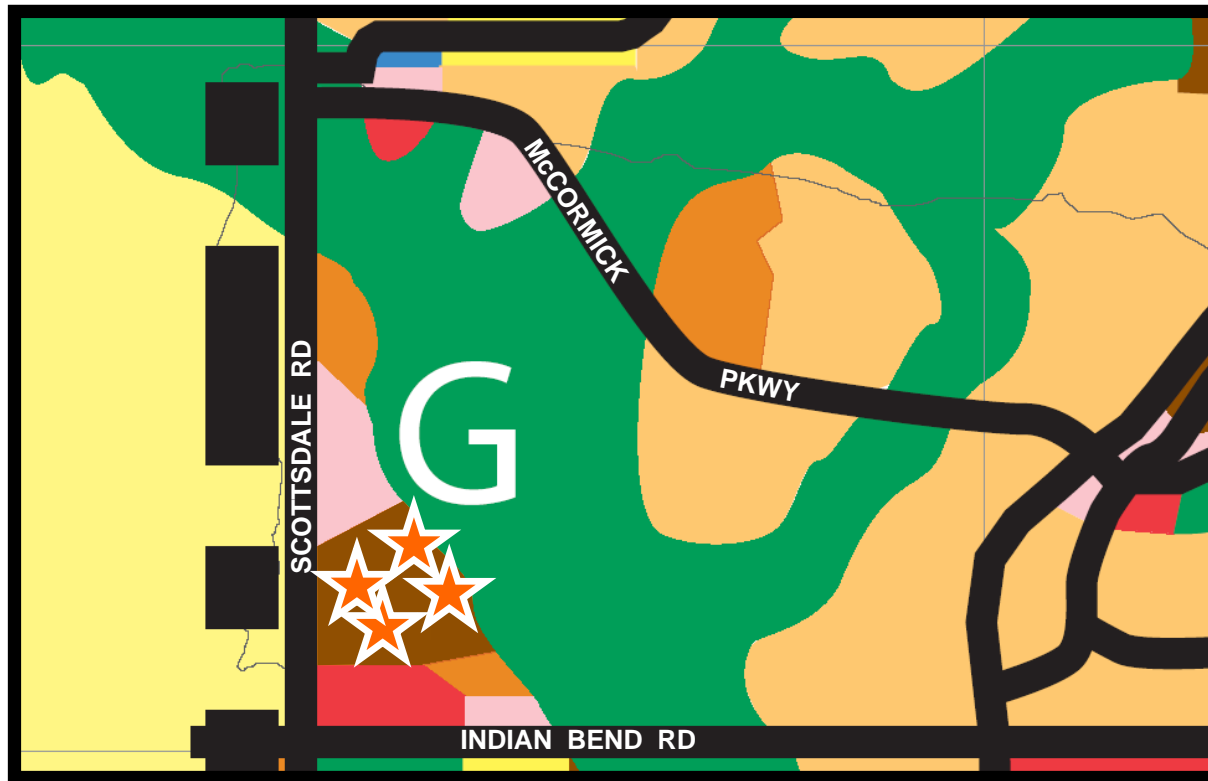
General Plan (Existing)



1-GP-2005 /
2-ZN-2005
ATTACHMENT #3

Adopted by City Council October 30, 2001
 Ratified by Scottsdale voters March 12, 2002
 revised to show McDowell Sonoran Preserve as of May 2004
 revised to reflect General Plan amendments through June 2004

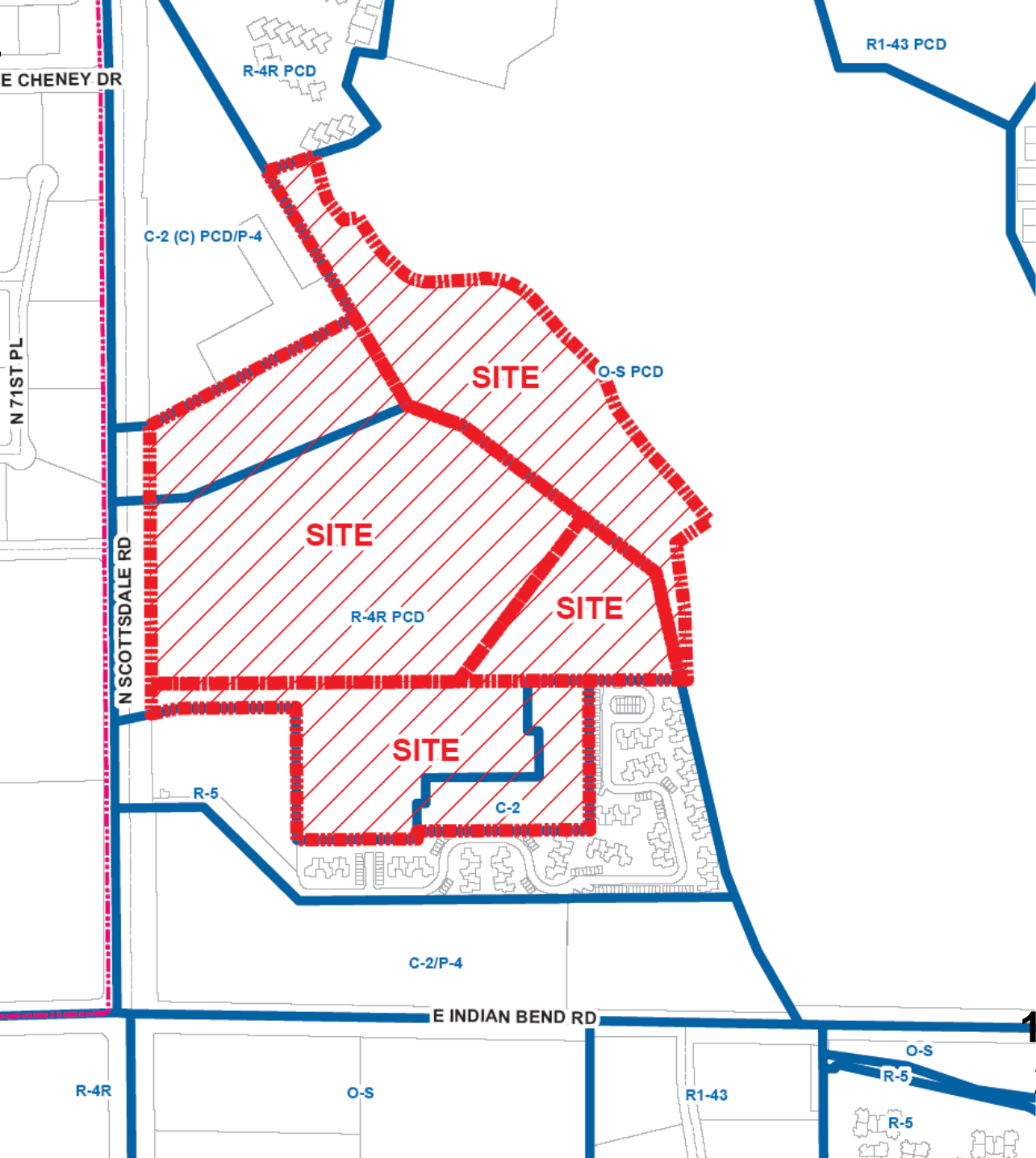
General Plan (Proposed)



1-GP-2005 /
2-ZN-2005
ATTACHMENT #3A

Adopted by City Council October 30, 2001
 Ratified by Scottsdale voters March 12, 2002
 revised to show McDowell Sonoran Preserve as of May 2004
 revised to reflect General Plan amendments through June 2004

Zoning Map



1-GP-2005 /
2-ZN-2005
ATTACHMENT #4

STIPULATIONS FOR CASE 2-ZN-2005

PLANNING/ DEVELOPMENT

1. CONFORMANCE TO SITE PLAN. Development shall conform with the site plan submitted by Kephart and dated 07/19/2005 by City staff. In the event of any conflict between these stipulations and the above referenced plan, these stipulations shall take precedence. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. MAXIMUM DWELLING UNITS/MAXIMUM DENSITY. The number of dwelling units on the site shall not exceed 480 without subsequent public hearings before the Planning Commission and City Council. The density of the site shall not exceed 12.6 du/ac without subsequent public hearings before the Planning Commission and City Council.
3. CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS. Development shall conform with the amended development standards dated 02/18/05. The only amended development standard shall be additional height at a maximum of fifty (50) feet. Any change to the development standards shall be subject to subsequent public hearings before the Planning Commission and City Council.
4. BUILDING HEIGHT LIMITATIONS. No building on the site shall exceed *fifty (50)* feet in height for all proposed buildings in the R-5 district, and *thirty-six (36)* feet for all buildings in the C-1 district, measured from average top of curb, plus one (1) foot, measured from at least five (5) points along Scottsdale Road.
5. PEDESTRIAN ACCESS. With the Development Review Board submittal, the developer shall submit a plan providing pedestrian access to the commercial and recreational areas on and adjacent to the site.
6. PRESERVATION OF EXISTING OPEN SPACE. At time of final plat, the Developer shall dedicate a Drainage, Flood Control, Landscape and Open Space Easement over the land currently zoned O-S PCD to the satisfaction of City staff. Improvements within this easement shall be limited to landscaping, pathways/trails, and pathway/trail amenities, as approved by the Development Review Board.
7. CROSS-ACCESS BETWEEN PARCELS. Before issuance of any building permit the Developer shall obtain a Cross-Access Easement for benefit of the Artesia project across the existing parcels to the south of the proposed project along Scottsdale Road (M&I Bank and Traviata parcels, M.C.R. parcels #174-23-005X and 174-23-120), to allow access to existing traffic signal.

ENVIRONMENTAL DESIGN

1. NON-PROTECTED NATIVE PLANTS. Native plants which are not protected by the Scottsdale Revised Code native plant provisions, but which are necessary for on-site revegetation, are suitable for transplanting, or are necessarily uprooted for road building or similar construction, as determined by city staff, shall be stockpiled during construction and shall be replanted in on-site landscape areas by the developer before the final site inspection.
2. MAINTENANCE AND PRESERVATION-RECORDED AGREEMENT. Before any building permit for the site is issued, the developer shall record an agreement, satisfactory to city staff, detailing the maintenance and preservation by the developer and its successors of all common areas,

landscape buffers, natural areas, drainage easements and private access ways on the site and abutting rights-of-way. These designated areas shall not be accepted for maintenance or be accepted for ownership by the city without the approval of the City Council.

MASTER PLANS

1. MASTER ENVIRONMENTAL DESIGN CONCEPT PLAN. Before any other submittal to the Development Review Board, the developer shall submit its Master Environmental Design Concept Plan for Development Review Board review. The Master Environmental Design Concept Plan shall address the following:
 - a. Open space design concepts for open space areas, including location, plant and landscape character, open space corridors, trails and bikeways, Greenbelt solutions and integration of drainage plans.
 - b. Native plant relocation program and landscape guidelines for each parcel.
 - c. Overall streetscape concepts which incorporate streetside and median landscape design concepts, plant and landscape materials, and perimeter and screen wall designs and locations.
 - d. Typical outdoor lighting plan for streetlights and concepts and general specifications for parking lot lighting.
 - e. General design and architectural themes assuring overall design compatibility of all buildings and structures on the site.
 - f. General signage/graphic concepts for development signs, including locations and typical design concepts.
 - g. Responsible parties for the construction and maintenance of specified open space, paths and trails, walls, signs and drainage facilities.
 - h. Multi-use trail design and use, including trail design standards and alignment, design and location of trail amenities, management and controls on trail use and implementation of plan recommendations through city ordinances and policies.
2. MASTER PLANS GENERALLY. The developer shall have each Master Plan specified below prepared by a registered engineer licensed to practice in Arizona. Each Master Plan shall be subject to city staff approval before any further Development Review Board submittal.
 - a. Schedule A - Circulation Master Plan
 - b. Schedule B - Drainage Master Plan
 - c. Schedule C - Water Master Plan
 - d. Schedule D - Wastewater Master Plan

SCHEDULE A – CIRCULATION MASTER PLAN

1. MASTER CIRCULATION PLAN. With the Development Review Board submittal, the developer shall submit a master circulation report and plan subject to city staff approval. The master circulation report and plan shall conform to the Design Standards and Policies Manual, and shall be consistent with the Traffic Impact Study Report, prepared by United Civil Group Corporation, dated June 22, 2005.

SCHEDULE B – DRAINAGE MASTER PLAN

1. MASTER DRAINAGE REPORT. With the Development Review Board submittal, the developer shall submit a master drainage report and plan subject to city staff approval. The master drainage report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the master drainage report and plan shall:

- a. Include a complete description of requirements relating to project phasing.
 - b. Identify the timing of and parties responsible for construction of all storm water management facilities.
2. MASTER DRAINAGE REPORT COPIES. Before master drainage report approval by the Drainage Planning Department, the developer shall, when requested by city staff, submit two (2) hard copies and one (1) disc copy of the complete master drainage report.
3. MASTER DRAINAGE REPORT APPROVAL. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the master drainage report.

SCHEDULE C – WATER MASTER PLAN

1. MASTER WATER REPORT. With the Development Review Board submittal, the developer shall submit a master water report and plan subject to Water Resources Department approval. The master water report and plan shall conform to the Design Standards and Policies Manual - Master Plan. In addition, the master water report shall:
 - a. Include a complete description of requirements relating to project phasing.
 - b. Identify the timing of and parties responsible for construction of all water facilities.
2. MASTER WATER REPORT APPROVAL. Before the improvement plan submittal to the Development Quality/Compliance Division, the developer shall have obtained approval of the master water report.

SCHEDULE D – WASTEWATER MASTER PLAN

1. MASTER WASTEWATER REPORT. With the Development Review Board submittal, the developer shall submit a master wastewater report and plan subject to Water Resources Department approval. The master wastewater report and plan shall conform to the Design Standards and Policies Manual - Master Plan. In addition, the master waste water plan shall:
 - a. Include a complete description of requirements relating to project phasing.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
2. MASTER WASTEWATER REPORT APPROVAL. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the master wastewater report.

CIRCULATION

1. STREET CONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the following right-of-way and construct the following street improvements, in conformance with the Design Standards and Policies Manual:

Street Name/Type	Dedications	Improvements	Notes
Scottsdale Road (Northbound)	10' Additional ROW	Deceleration/Right turn Lane @ Hummingbird Lane, aka Access "A"	Decel lane to provide 180' storage min., or as approved by City's Transportation Dept.

- a. Sidewalks (8' minimum) and other related street improvements and amenities shall be designed and constructed as related to the construction of the deceleration/right turn land for northbound Hummingbird Lane (Access "A").
 - b. All internal drives shall provide a minimum drive width of 24 feet. Streets shall be designed to meet the City's Design Standards and Policy Manual.
 - c. The developer shall provide any improvements supported by the approved traffic impact study for the site, as determined by the city staff.
2. ACCESS RESTRICTIONS. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct the access points as shown on the site plan and described in the aforementioned Traffic Impact Study Report. Improvement plans and construction to be in accordance with the Design Standards and Policies Manual.
3. AUXILIARY LANE CONSTRUCTION. Before issuance of any certificate of occupancy for the site, the developer shall dedicate the necessary right-of-way, as determined by city staff, and construct right-turn deceleration lanes at Hummingbird Lane alignment (Access "A"), in conformance with the Design Standards and Policies Manual.
4. EASEMENT REQUIREMENTS. Before any final plan approval, the developer shall dedicate an ingress/egress easement over all paved connections to adjacent parcels in a form acceptable to city staff, and the developer shall obtain a cross-access easement over the shared driveway at the existing signalized intersection on Scottsdale Road. The minimum width of these easements shall be 24 feet. Emergency vehicle access shall be provided, both physical and by dedication, to the northern end of the Traviata Condominium project, aligning with the gated emergency vehicle entrance for said project. The minimum width of this easement shall be 24 feet.
5. MASTER CIRCULATION PLAN. With the Development Review Board submittal, the developer shall submit a Master Circulation Plan for the site, which shall be subject to city staff approval. This plan shall indicate the location and design of site driveways, internal streets, parking lot access and bus facilities.
6. PEDESTRIAN CIRCULATION PLAN. With the Development Review Board submittal, the developer shall submit a Pedestrian Circulation Plan for the site, which shall be subject to city staff approval. This plan shall indicate the location and width of all sidewalks and pedestrian pathways.
7. TRAFFIC SIGNAL PARTICIPATION. Before issuance of any building permit for the site, the developer shall pay to the city 100% of the design and construction costs, as determined by city staff, for the installation of a traffic signal at the intersection of Scottsdale Road and Hummingbird Lane (Access "A").
8. MULTI-USE PATHS AND TRAILS. Before any certificate of occupancy is issued for the site, the developer shall construct all multi-use paths and trails, and shall dedicate public access easement for said paths and trails, as shown on the submitted site plan, including pedestrian connections to and from Scottsdale Road. In addition, dedications to the city shall occur within twelve (12) months of City Council approval of this case. Paths and trails shall be designed in conformance with the Design Standards and Policies Manual.

9. PRIVATE STREET CONSTRUCTION. All private streets shall be constructed to full public street standards, except equivalent construction materials or wider cross-sections may be approved by city staff. In addition, all private streets shall conform to the following requirements:
 - a. No internal private streets shall be incorporated into the city's public street system at a future date unless they are constructed, inspected, maintained and approved in conformance with the city's public street standards. Before any lot is sold, the developer shall record a notice satisfactory to city staff indicating that the private streets shall not be maintained by the city.
 - b. Before issuance of any certificate of occupancy for the site, the developer shall post access points to private streets to identify that vehicles are entering a private street system.
 - c. Secured access shall be provided on private streets only. The developer shall locate security gates a minimum of 75 feet from the back of curb to the intersecting street. The developer shall provide a vehicular turn-around between the public street and the security gate. **The turn-around shall be a minimum width of 50 feet, and shall be in general conformance with the Design Standards & Policies Manual. Separate pedestrian access shall be provided around any gated vehicular access points.**
 - d. **The developer shall provide internal circulation that accommodates emergency and service vehicles with a minimum outside turning radius of 45 feet and inside turning radius of 25 feet.**
 - e. **The developer shall design all dead-end parking aisles in general conformance with City standards.**
10. SIGHT DISTANCE. Sight distance triangles shall be provided at all points of access to public rights-of-way.
 - a. Sight distance triangles shall conform to City standards; refer to figures 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
 - b. Sight distance easements shall be dedicated over sight distance triangles.
 - c. Sight distance triangles shall be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.

REFUSE COLLECTION

1. Refuse enclosures shall be constructed to City of Scottsdale's standards (details available upon request).
2. An area 14' x 30' long shall be provided for approach to refuse enclosures with slope constant with enclosure floor (to facilitate container pick-up).
3. Enclosures must:
 - a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
 - b. Be positioned to facilitate collection without "backtracking."
 - c. Be easily accessible by a simple route.
 - d. Not require backing more than 35 feet.
 - e. Not be located on dead-end parking aisles.
4. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.
5. Underground vault-type containers are not allowed.
6. REFUSE ENCLOSURE EASEMENT(S):
 - a. Prior to final plans approval, the developer shall provide refuse enclosure easements for all enclosures and related approach areas required for this project based on the following table:
 - i. Single Enclosure Enclosure + (30'x 14') approach area
 - ii. Single (with grease containment) Enclosure + (30' x 18') approach area

- | | |
|--------------------------------------|---------------------------------------|
| iii. Double Enclosure | Enclosure + (30' x 23') approach area |
| iv. Double (with grease containment) | Enclosure + (30' x 28') approach area |

DRAINAGE AND FLOOD CONTROL

1. **CONCEPTUAL DRAINAGE REPORT.** With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
 - a. Identify all major wash corridors entering and exiting the site, and calculate the peak discharge (100-yr, 6-hr storm event) for a pre- versus post-development discharge comparison of ALL washes which exit the property.
 - b. Determine easement dimensions necessary to accommodate design discharges.
 - c. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
 - d. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
 - e. Include a complete description of requirements relating to project phasing.
2. **FINAL DRAINAGE REPORT.** With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a final drainage report and plan subject to city staff approval. The final drainage report and plan shall conform to the Design Standards and Policies Manual – Drainage Report and Preparation. In addition, the final drainage report and plan shall:
 - a. Demonstrate consistency with the approved master drainage plan and report.
 - (1). Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.
 - (2). Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
 - b. Provide final calculations and detailed analysis that demonstrate consistency with the accepted conceptual drainage plan and report.
3. **GRADING AND DRAINAGE PLAN.** A site-specific grading and drainage plan shall be submitted to the Plan Review Division. The grading and drainage plan shall include, but not be limited to, the following:
 - a. Benchmark datum shall be based on North American Datum of 1988.
 - b. Show all easements.
 - c. Contours, or sufficient spot elevations, shall be shown beyond the limits of construction as required to sufficiently reflect the impact of development on the abutting improvements and or rights of way.
 - d. Show all drainage facilities including, but not limited to, point(s) of roof out-fall, channels, culverts, storm drains, curb openings, weep holes, and valley gutters.
 - e. Show $Q_{(100.6)}$ at culvert inlets and at storm water entrance/exit points of the parcel boundaries.
 - f. Show the limits of inundation for all washes having a flow rate of 25 cfs or more using the peak runoff from the 100-year, 6-hour storm event.
 - g. Show top of curb elevations at grade breaks and at intersection corners.
 - f. Show all walls, such as perimeter, screening and retaining walls.
 - g. Clearly show the limits of proposed construction.

4. CONVEYANCE OF PEAK DISCHARGE. All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
5. STORM WATER STORAGE REQUIREMENT. On-site storm water storage is required for the full 100-year, 2-hour storm event, unless city staff approves the developer's Request for Waiver. See Section 2 of the Design Standards and Policies Manual for waiver criteria.
 - a. If applicable, the developer shall submit to the Community Development Division a Request for Waiver Review form, which shall:
 - (1). Include a supportive argument that demonstrates historical flow through the site will be maintained, and that storm water runoff exiting this site has a safe place to flow.
 - (2). Include an estimate for payment in-lieu of on-site storm water storage, subject to city staff approval.
 - b. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained the waiver approval.
6. STORM WATER STORAGE EASEMENTS. With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.
7. DEDICATIONS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, Drainage and Flood Control Easements to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of 25 cfs or more, and for all FEMA regulatory floodways to the extent of the 100-year base flood elevation. All drainage and flood control easements shall be dedicated to the City with maintenance responsibility specified to be that of the property owner.

VERIFICATION OF COMPLIANCE

1. REQUIRED SPECIAL INSPECTIONS. Before the approval of the improvement plans, the Project Quality/Compliance Division staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.
2. CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT. Before the issuance of a Grading & Drainage Permit:
 - a. The developer shall certify to the Project Quality/Compliance Division, that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
 - b. The Inspecting Engineer shall seal, sign and date Part III (Certificate of Responsibility) of the CSIDF.
3. CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
 - a. The Inspecting Engineer shall seal, sign and date the Certificate of Compliance form.

- b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
4. AS-BUILT PLANS. City staff may at any time request the developer to submit As-built plans to the Inspection Services Division. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

WATER

1. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
 - b. Identify the timing of and parties responsible for construction of all water facilities.
 - c. Include a complete description of requirements relating to project phasing.
2. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. NEW WATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all water lines and water related facilities necessary to serve the site. Water line and water related facilities shall conform to the city Water System Master Plan.
4. WATERLINE EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code the Design Standards and Policies Manual, all water easements necessary to serve the site.

WASTEWATER

1. BASIS OF DESIGN REPORT (SANITARY SEWER).). Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a basis of design report and plan subject to Water Resources Department approval. The basis of design report shall be in conformance with the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
 - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
 - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
 - c. Include a complete description of requirements relating to project phasing.

2. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. NEW WASTEWATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all sanitary sewer lines and wastewater related facilities necessary to serve the site. Sanitary sewer lines and wastewater related facilities shall conform to the city Wastewater System Master Plan.
4. SANITARY SEWER EASEMENTS. Before the issuance of any building permit for the site, the developer shall dedicate to the city, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all sewer easements necessary to serve the site.

OTHER REQUIREMENTS

1. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb five or more acres, or less than five acres if the site is a part of a greater common plan, shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region>.

The developer shall:

- a. Submit a completed Notice of Intent (NOI) to the EPA.
 - b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) to the EPA.
2. NOTICE OF INTENT (NOI). With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a copy of the NOI.
 3. SECTION 404 PERMITS. With the improvement plan submittal to the Project Quality/Compliance Division, the developer' engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]
 4. DUST CONTROL PERMITS. Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county 602-507-6727 for fees and application information.
 5. UTILITY CONFLICT COORDINATION. With the improvement plan submittal to the Project Quality/Compliance Division, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company.
 6. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:

- a. Before approval of final improvement plans by the Project Quality/Compliance Division, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
- b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
- c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
- d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.
 - (1). Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
 - (2). Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Built, as issued by the MCESD.
 - (3). Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
 - (4). Provide to the MCESD a copy of the Request for Certificate of Approval of Construction of water and/or sanitary sewer lines with all appropriate quantities.
 - (5). Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.

ADDITIONAL INFORMATION FOR CASE 2-ZN-2005

PLANNING/DEVELOPMENT

1. DENSITY CONTINGENCIES. The approved density for each parcel may be decreased due to drainage issues, topography, and other site planning concerns which will need to be resolved at the time of preliminary plat or site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed units or density on any or all parcels.
2. DEVELOPMENT CONTINGENCIES. The approved development program, including intensity, may be changed due to drainage issues, topography, and other site planning concerns which will need to be resolved at the time of preliminary plat or site plan approval. Appropriate design solutions to these constraints may preclude achievement of the proposed development program.
3. FINAL UNIT LOCATION. The specific location of each unit shall be subject to Development Review Board approval.
4. DEVELOPMENT REVIEW BOARD. The City Council directs the Development Review Board's attention to:
 - a. A plan indicating the treatment of washes and wash crossings,
 - b. Wall design,
 - c. The type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
 - d. Buffered parkways,
 - e. Improvement plans for common open space, common buildings and/or walls, and amenities such as ramadas, landscape buffers on public and/or private property (back-of-curb to right-of-way or access easement line included).
 - f. Major stormwater management systems,
 - g. Drainage watercourses
 - h. Signage,
 - i. Master Environmental Design Concept Plans,
 - j. Appropriate pedestrian connections & pedestrian design,
 - k. Opportunities for design of landscape between the curb and the required 8 foot wide sidewalk.
5. NOTICE TO PROSPECTIVE BUYERS. The developer shall give the following information in writing to all prospective buyers of lots on the site:
 - a. The development's private streets shall not be maintained by the city.
 - b. The city shall not accept any common areas on the site for ownership or maintenance.
6. NATIVE PLANT PRESERVATION. The owner shall secure a native plant permit as defined in the Scottsdale Revised Code for each parcel. City staff will work with the owner to designate the extent of the survey required within large areas of proposed undisturbed open space. Where excess plant material is anticipated, those plants shall be offered to the public at no cost to the owner in accordance with state law and permit procedure or may be offered for sale.
7. OUTDOOR LIGHTING. The maximum height of any outdoor lighting source shall be 20 feet above natural grade at the base of the light standard except for recreation uses, which shall comply with the outdoor lighting standards of the Scottsdale Zoning Ordinance.

ENGINEERING

1. **RESPONSIBILITY FOR CONSTRUCTION OF INFRASTRUCTURE.** The developer shall be responsible for all improvements associated with the development or phase of the development and/or required for access or service to the development or phase of the development. Improvements shall include, but not be limited to washes, storm drains, drainage structures, water systems, sanitary sewer systems, curbs and gutters, paving, sidewalks, streetlights, street signs, and landscaping. The granting of zoning/use permit does not and shall not commit the city to provide any of these improvements.
2. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
3. **STREET CONSTRUCTION STANDARDS.** The streets for the site shall be designed and constructed to the standards in the Design Standards and Policies Manual.
4. **CITY CONTROL OF ACCESS.** The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.

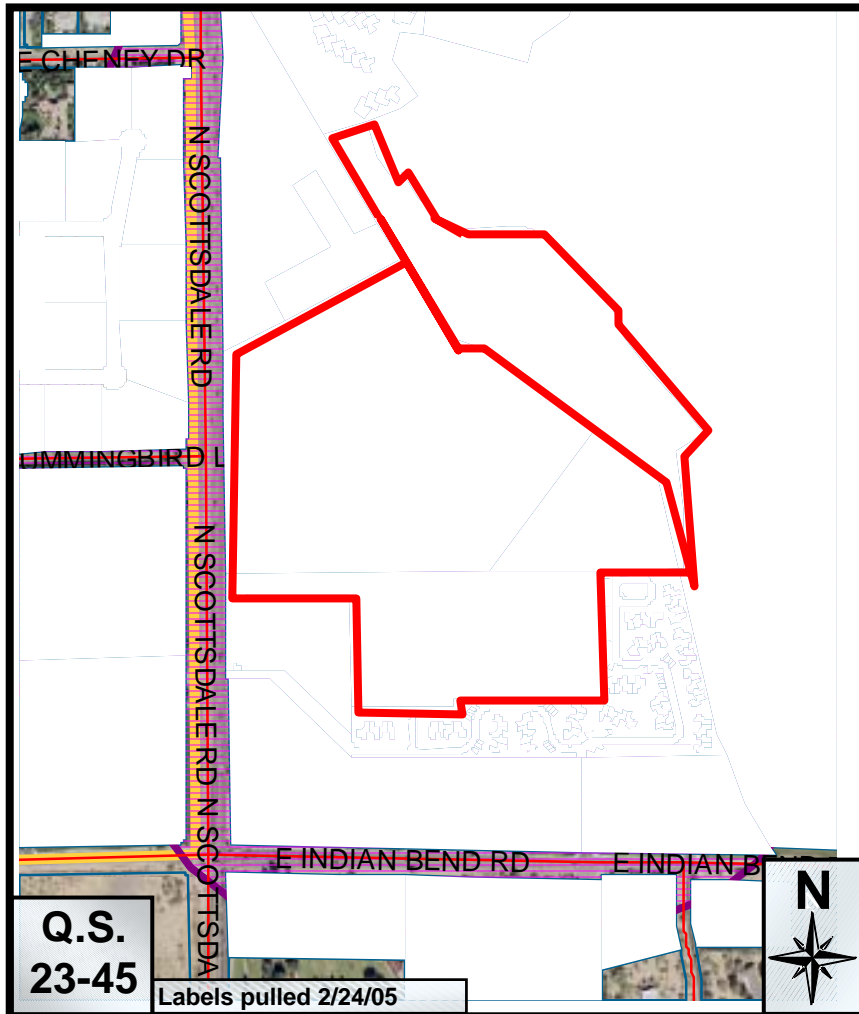
Attachment #7 Traffic Impact Summary for
Artesia by Starpointe (1-GP-2005 & 2-ZN-2005)

The above attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.

Attachment #8 Citizen Involvement
Artesia (1-GP-2005 & 2-ZN-2005)

The above attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.

City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



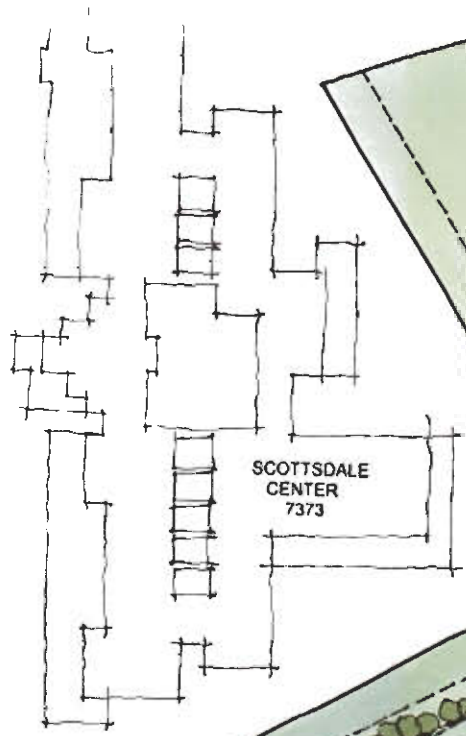
Properties within 750-feet

Additional Notifications:

- Interested Parties
- Colonia Encantada
- Camello Vista
- McCormick Ranch Property Owners Association
- Shores Condominium Association

Artesia

1-GP-2005 & 2-ZN-2005



SCOTTSDALE
CENTER
7373

EXISTING
GOLF COURSE

PROJECT DATA		
RESIDENTIAL:		
LUXURY GOLF TOWNHOMES	43 DU	
LUXURY BROWNSTONES	103 DU	
LUXURY CONDOMINIUMS	332 DU	
: TO PLEX		
: 56 PLEX		
LNB / WORK UNITS	12 DU	
TOTAL DWELLING UNITS		480 DU
RETAIL:		
RETAIL A AREA	5,000 SQ FT	
RETAIL B AREA	10,700 SQ FT.	
TOTAL AREA		21,700 SQ FT.

EXISTING
GOLF COURSE

SCOTTSDALE ROAD



EXISTING
TRAVIATA
CONDOMINIUMS
7027

JOB NO. 205054 DATE: 6-07-05

ARTESIA – CONCEPTUAL SITE PLAN

7171 NORTH SCOTTSDALE ROAD, SCOTTSDALE, ARIZONA

STARPOINTE

Building Homes, Building Values
7025 North Scottsdale Road - Suite 310 / Scottsdale, Arizona 85253

NORTH ↑ SCALE 1" = 50'

KEPHART

2-ZN-2005
7-19-05

Attachment #11 Warnick & Company Report,
dated July 8, 2005
Artesia (1-GP-2005 & 2-ZN-2005)

The above attachment is on file at the City of
Scottsdale Current Planning office,
7447 E Indian School Road, Suite 105.